



## PLANNING AND ZONING BOARD AGENDA

**PUBLIC HEARING - THURSDAY, NOVEMBER 20, 2008 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair  
RANDY CARTER  
BETH COONS

KEN SALAS  
CHELL ROBERTS  
SCOTT PERKINSON

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the December 8, 2008 City Council meeting. At that time, City Council will establish January 12, 2009, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. CONSIDER THE MINUTES FROM THE OCTOBER 14, AND OCTOBER 16, 2008 STUDY SESSIONS AND REGULAR HEARING: **Approved as written.**

### **CONSENT AGENDA**

- B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

- C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- \*1. **Z08-67 (District 5)** 6750 East Baywood Avenue. Located north of Broadway Road on the west side of Power Road (4.8± ac). Site Plan Modification and Modification of BIZ Overlay. This request will allow an addition to an existing hospital. Banner Health Systems, owner; Deva Powell, HKS Inc, applicant.

STAFF PLANNER: Mia Lozano-Helland

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

- \*2. **Z08-68 (District 6)** The 7400 to 7500 blocks of East Southern Avenue (north side). Located west of Sossaman Road on the north side of Southern Avenue (11.57± ac). Rezone from C-2 DMP to C-2 PAD DMP and Site Plan Review. This request will allow for the development of a group commercial center. Kevin Page, Vice President, The Arizona Real Estate Fund II, LLC., owner; David Calcaterra, Deutsch Architecture Group, applicant. Also consider the preliminary plat of "Southern Avenue Marketplace."

STAFF PLANNER: Krissa Lucas

Staff Recommendation: Approval with Conditions.

P&Z Recommendation: Approval with Conditions.

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

- \*1. **GPMInor08-09 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road and west of Recker Road. General Plan Minor Amendment to change the General Plan Land Use Map from Business Park (BP) to Neighborhood Commercial (NC) (22± ac). This will allow for the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer. **CONTINUED FROM THE AUGUST 21, 2008 AND SEPTEMBER 18, 2008, HEARINGS.**

STAFF PLANNER: Angelica Guevara

Applicant has requested that case be Tabled.

P&Z Recommendation: Tabled.

- \*2. **Z08-54 (District 5)** The 3400 and 3500 blocks of North Recker Road (west side) and 5700 to 5900 blocks of Thomas Road (south side). Located south of Thomas Road on the west of Recker Road (26± acres). Rezone from R1-90 to C-1, C-2, and PEP, and Site Plan Review. This request will allow the development of commercial and office uses. DTD-Devco 13, LLC; Elizabeth Gaston, owner; Pew & Lake, PLC; Sean B. Lake, applicant, Olsson Associates; Leonard J. Swartz, engineer. **CONTINUED FROM THE AUGUST 21, 2008 AND SEPTEMBER 18, 2008, HEARINGS.**

STAFF PLANNER: Angelica Guevara

Applicant has requested that case be Tabled.

P&Z Recommendation: Tabled.

3. **GPMInor08-13 (Citywide)** Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment to add a new land use category titled “Mixed Use/Transit Oriented Development (MU/TOD)”. In particular, the text amendment deals with specific revisions to Section 2.1.3 for Land Use Plan/Zoning Conformity and Section 2.3.2 for Land Use Category Definition.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Adoption.

**P&Z Recommendation:** Adoption.

E. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING MESA GATEWAY STRATEGIC DEVELOPMENT PLAN:

1. Hear a presentation, review, discuss and provide a recommendation on the Mesa Gateway Area (MGA) in southeast Mesa. MGA includes the rapidly developing area around Phoenix-Mesa Gateway Airport that will become the economic engine for southeast Mesa and the surrounding region. The study focuses on two overlapping study areas. The transportation study area extends approximately from Power Road to Meridian Drive and from Southern Avenue to Germann Road. The land use study area extends approximately from Power Road to Meridian Drive and from the halfway point between Guadalupe Road and Elliot Road to Germann Road.

STAFF PLANNER: Wahid Alam

Staff Recommendation: Adoption.

**P&Z Recommendation:** Adoption.

**Note:** *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*